



**Connells**

Honor Avenue  
Goldthorn Park Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally large and spacious three/four bedroom semi detached family property on the popular Goldthorn Park. Benefiting from NO ONWARD CHAIN and having an abundance of spacious as well as a high end finish, this property must be viewed in order to fully appreciate.

The property comprises large entrance hall, extended entertainment kitchen with skylight, 32ft extended lounge diner, sitting room, downstairs shower room, garage/multi use room and utility. On the first floor there are three/four bedrooms (see Agents Note), family bathroom and en-suite shower room. Externally there is a large concrete print driveway providing off road parking and a large and spacious rear garden with detached brick built garden room/potential annex (subject to relevant permissions).

### The Location & Area

Down a picturesque tree lined road in Goldthorn Park the property has easy access to the A449 route and Birmingham New Road for commuting links whilst being only a short distance away from Wolverhampton City centre. There are wide variety of local schools available.

### Entrance Hall

Double glazed door to front, LVT flooring, doors to various rooms, central heating radiator, stairs to first floor landing.

### Sitting Room

13' 3" x 11' 11" ( 4.04m x 3.63m )  
Double glazed bay window to front, central heating radiator, door to entrance hall.

### Extended Lounge Diner

32' 8" max x 12' 7" max ( 9.96m max x 3.84m max )  
Bifold doors to rear garden, french doors to kitchen, door to entrance hall, central heating radiator.

### Entertainment Kitchen

19' 4" x 14' 1" ( 5.89m x 4.29m )  
Double glazed window to rear, a range of stylish wall and base units with feature breakfast bar island with granite work tops, integrated oven, hob, extractor, skylight, plinth lights, spotlights, tiled floor with under floor heating, double glazed door to rear, french doors to lounge diner, door to entrance hall, door to utility/spice kitchen.

### Utility/ Spice Kitchen

9' 11" x 6' 9" ( 3.02m x 2.06m )  
A range of base units, inset sink, plumbing for washing machine, extractor fan, spotlights, door to entertainment kitchen, door to garage/multi use room.

### Downstairs Shower Room

Shower cubicle, low flush toilet, pedestal sink, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

16' x 5' 9" ( 4.88m x 1.75m )

Double glazed window to front, central heating radiator, fitted wardrobes, door to first floor landing, door to en-suite, open to potential Bedroom Four.

## En-Suite

Double glazed window to rear, shower cubicle, pedestal sink, low flush toilet, door to Bedroom One.

## Bedroom Two

14' 9" max into bay x 10' ( 4.50m max into bay x 3.05m )

Double glazed window to front, central heating radiator, fitted wardrobes, door to first floor landing.

## Bedroom Three

12' 5" x 11' 10" ( 3.78m x 3.61m )

Double glazed window to rear, central heating radiator, fitted wardrobes, door to first floor landing.

## Bedroom Four

8' 1" x 8' 1" ( 2.46m x 2.46m )

Double glazed window to front, fitted wardrobes, door to first floor landing, open to Bedroom One.

## Family Bathroom

Double glazed window to rear, corner bath, pedestal sink, low flush toilet, door to first floor landing.

## Outside Front

Large driveway providing multi off road parking, large lawned area, concrete path.

## Outside Rear

Concrete print patio, path, lawned garden, panelled fences.

## Brick Built Garden Room

22' 10" x 19' 2" ( 6.96m x 5.84m )

Potential annex subject to relevant permissions. Double glazed french doors to front, double glazed window to side, vaulted ceiling, boiler, door to garden.

## Garage/Multi Use Room

17' max x 6' 2" ( 5.18m max x 1.88m )

French doors to front, door to entrance hall, door to utility/spice kitchen.

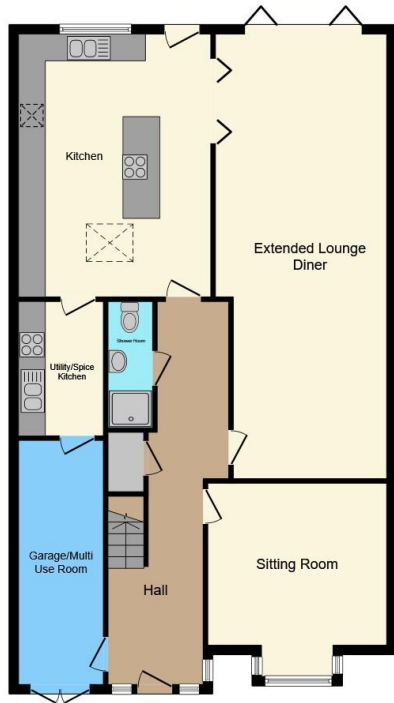
## Agents Note

Please note Bedroom Four is open to Bedroom One and the Vendor has confirmed this has been converted upon request.





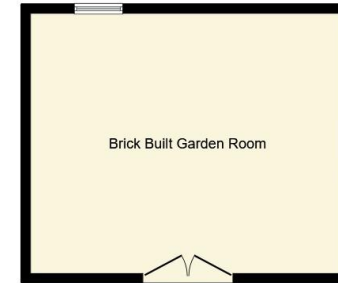




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 221.3 m<sup>2</sup> (2,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331573](http://connells.co.uk/Property/WVH331573)**



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